

**CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA (WARD 37)**

Request authority for Department of Planning and Development's intention to enter into a land sale with Alees Edwards, for the disposition of the property located at 1055 N. Harding Avenue in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Alees Edwards.

**Meg Gustafson**

**COMMUNITY DEVELOPMENT COMMISSION  
OF THE  
CITY OF CHICAGO**

**RESOLUTION  
NO.24-CDC-\_\_\_\_\_**

**REQUEST TO SELL PROPERTIES LOCATED AT  
1055 N. HARDING AVENUE  
LOCATED WITHIN THE CHICAGO/CENTRAL PARK  
TIF REDEVELOPMENT AREA  
TO ALEES EDWARDS  
FOR OPEN SPACE THROUGH THE CHIBLOCKBUILDER PLATFORM**

**WHEREAS**, Chapter 2-124 of the Municipal Code of the City of Chicago (the “City”) established the Community Development Commission (the “Commission”); and

**WHEREAS**, the Chicago City Council approved the “Chicago/Central Park” Increment Financing Redevelopment Project and Plan” on February 27, 2002; and

**WHEREAS**, the City owns a parcel of vacant land located at 1055 N. Harding Avenue having the Property Identification Number of 16-02-310-001(the “Property”) within the Chicago/Central Park Increment Financing Redevelopment Project and Plan; and

**WHEREAS**, the Department of Planning and Development of the City of Chicago (the “Department”) offered the Property for sale from November 17, 2022 to February 3, 2023 on ChiBlockBuilder, the City’s platform for the sale of City-owned property; and

**WHEREAS**, a public notice directing prospective applicants to ChiBlockBuilder for listings of City-owned properties for sale was advertised in the Chicago Tribune on January 20, January 27 and February 3, 2023; and

**WHEREAS**, pursuant to its application on ChiBlockBuilder, the Department has entered into discussions with Alees Edwards (the “Developer”) concerning the sale of the Property for open space; and

**WHEREAS**, the Developer has agreed to pay \$3,998 for the purchase of the Property, which is the price listed on ChiBlockBuilder; and

**WHEREAS**, the Department has determined that the sale is consistent with the Redevelopment Plan; and

**WHEREAS**, the sale of the Property will be subject to City Council approval; now, therefore,

**IT IS HEREBY RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION  
OF THE CITY OF CHICAGO:**

**Section 1.** The Department advertised the sale of the Property pursuant to the terms described herein, which included requesting alternative proposals.

**Section 2.** The Department determined that it is in the best interest of the City to proceed with the pending proposal.

**Section 3.** The sale of the Property to the Developer is recommended to the City Council without further Commission action subject to the following terms:

<b>Address</b>	<b>PIN</b>	<b>Price</b>
1055 N. Harding Ave	16-02-310-001	\$3,998

**Section 4.** The Chairman of the Commission is authorized to transmit a certified copy of this resolution to the Chicago City Council.

**ADOPTED:**

**City of Chicago  
Department of Planning and Development**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REGARDING  
A PROPOSED SALE OF CITY-OWNED PROPERTY LOCATED  
AT 1055 N. HARDING AVENUE  
TO ALEES EDWARDS  
IN THE  
CHICAGO/CENTRAL PARK TIF  
FINANCING DISTRICT**

**May 14, 2024**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

<b>Project Name:</b>	1055 N. Harding Ave: Open Space Land Sale
<b>Applicant Name:</b>	Alees Edwards
<b>Project Address:</b>	1055 N. Harding Ave, PIN 16-02-310-001
<b>Project Size</b>	8,885 sq ft
<b>Ward:</b>	Alderwoman Emma Mitts
<b>Community Area</b>	Humboldt Park
<b>TIF Redevelopment Area:</b>	Chicago/Central Park
<b>Requested Action:</b>	Sale of City land
<b>Appraised Market Value:</b>	10% of value
<b>Sale Price:</b>	\$3,998

## **II. PROPERTY DESCRIPTION**

### **City parcel:**

#	Tax Parcel Numbers	Addresses	Sq Ft	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	16-02-310-001	1055 N. Harding Avenue	8,885	Vacant	4/7/1972	RS-3	RS-3

**Zoning:** RS-3

**Environmental Condition:** Cleared by AIS

**City Acquisition Method:** The property was acquired by a Quit Claim Deed in 1972. TIF funds were not used in this acquisition.

## **III. BACKGROUND**

The Department of Planning and Development of the City of Chicago offered the Property for sale from November 17, 2022 to February 3, 2023 on ChiBlockBuilder, the City's platform for the sale of City-owned property.

## **IV. PROPOSED DEVELOPMENT TEAM**

Alees Edwards, Individual

## **V. PUBLIC BENEFITS**

The proposed land sale supports the neighborhood by creating new open space.

## **VI. COMMUNITY SUPPORT**

This land sale is supported by Alderwoman Mitts.

## **VII. CONFORMANCE WITH REDEVELOPMENT AREA PLAN**

The project is located within the Chicago/Central Park Tax Increment Financing District, which was initially established by Council ordinance on February 27, 2002

## **VIII. CONDITIONS OF SALE**

The Department of Planning and Development of the City of Chicago offered the Property for sale from November 17, 2022 to February 3, 2023 on ChiBlockBuilder, the City's platform for the sale of City-owned property; and a public notice directing prospective applicants to ChiBlockBuilder for listings of City-owned properties for sale was advertised in the Chicago Tribune on January 20, January 27 and February 3, 2023.

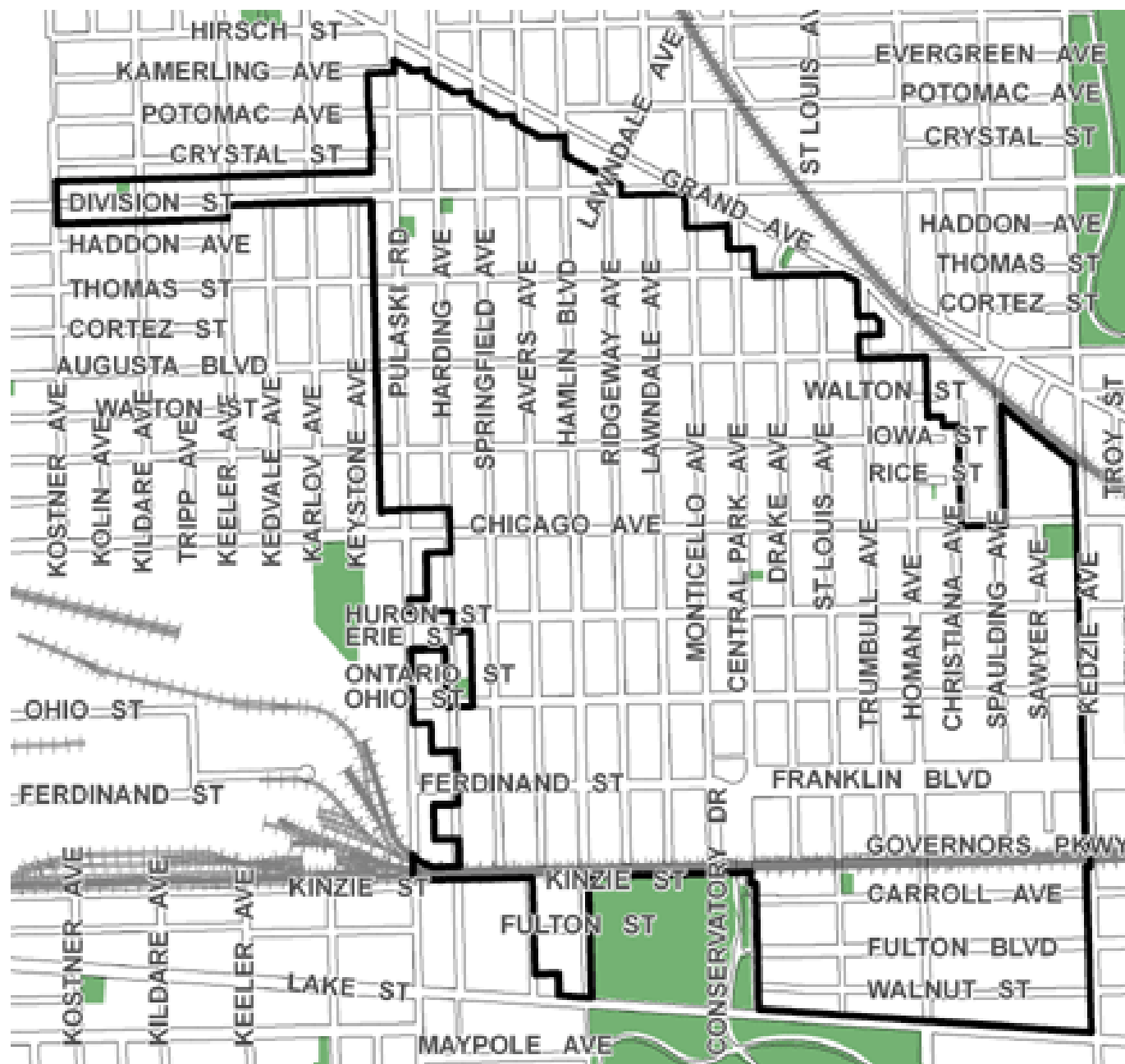
## **IX. RECOMMENDATION**

The Department of Planning and Development has thoroughly reviewed the proposed project, its public benefits, and the project's conformance with the redevelopment area plan. The Department of Planning and Development recommends that the CDC approve the sale of the following parcel located at 1055 N. Harding Ave.

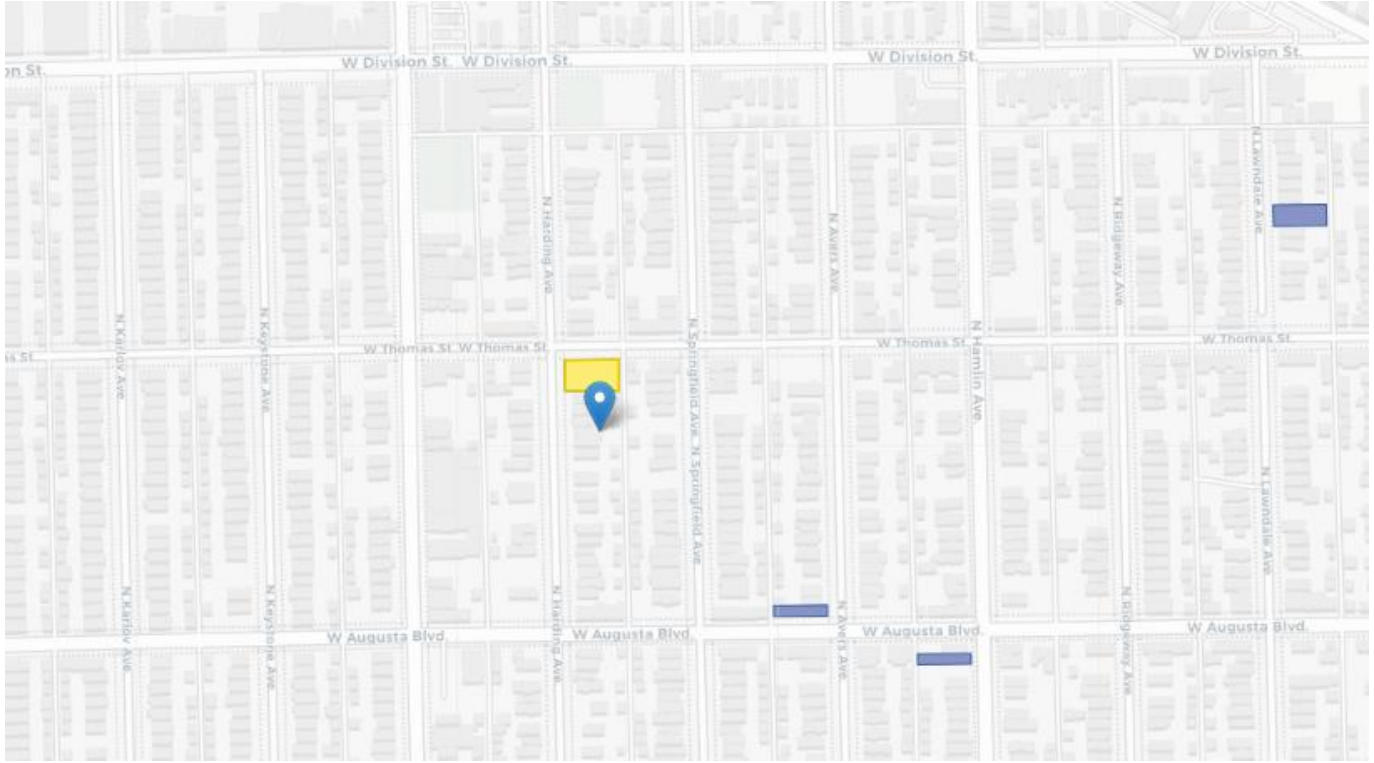
## **EXHIBITS**

Redevelopment Area Maps  
Neighborhood Context Maps  
Development Plan  
Site Photos

# REDEVELOPMENT AREA MAP



## LOCATION MAP





## ZONING MAP



## SIDWELL MAP

Page 1602E

© 2021 Cook County, Illinois

Cook County, Illinois  
W½ SW¼ Section 2 - 39 - 13  
WEST



THOMAS J. DUCHESNEAU, of the N 1/2 of the S W 1/4 of the S W 1/4 and the S 1/2 of the N W 1/4 of the S W 1/4 of Sec. 3-39-13 Rec. 0223-188 Doc. 905615

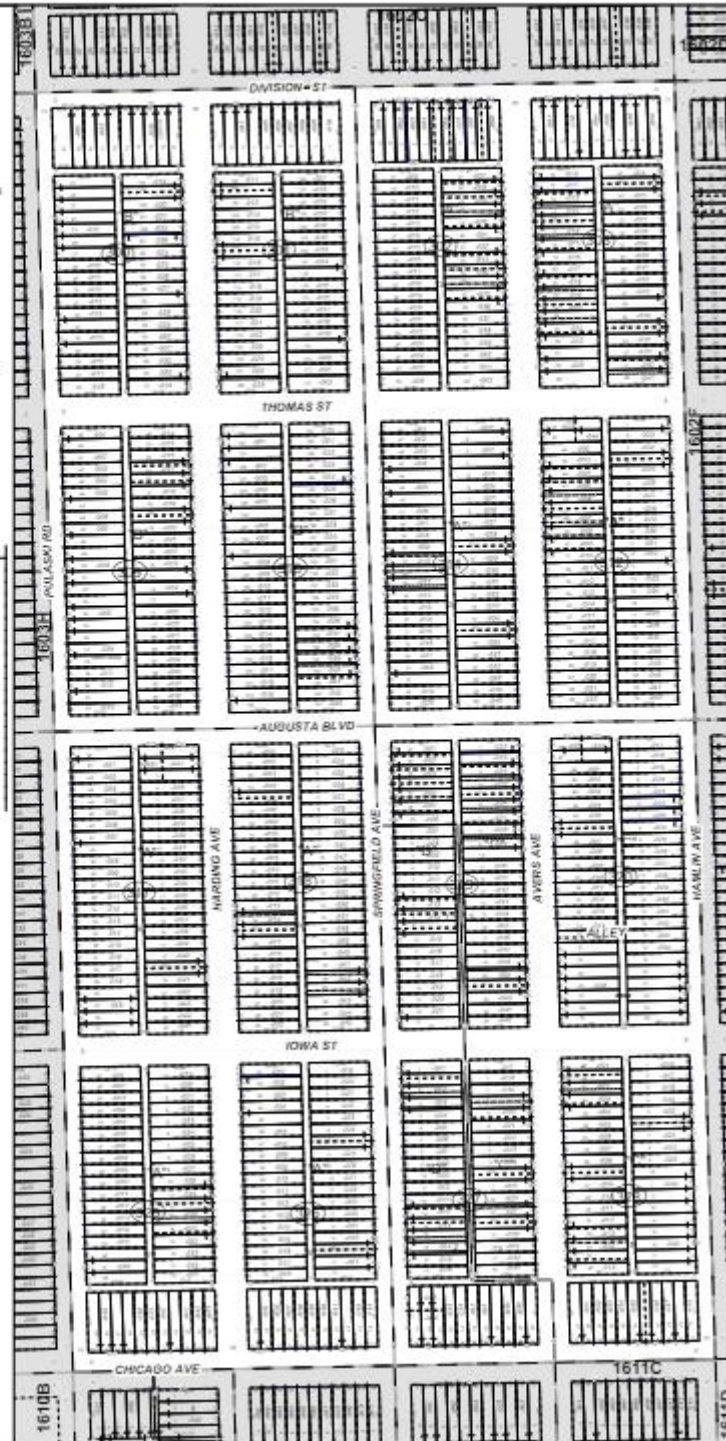
cont. 2. W 1/4 Sec. 34, T. 24N., R. 10E., S. 4E.,  
the N. W. 1/4 of the S. W. 1/4 of Sec. 3-24-13  
Rec. 13631907 Doc. 412574

CHIFFIELD PARK AC. is a sub. of the S.W. 1/4 of the S.W. 1/4 of Sec. 2-38-113, thence the following point beginning at a pole 208 ft. S. of the N.W. corner of said S.W. 1/4 of the S.W. 1/4 of the S.W. 1/4 of Sec. 2-38-113, thence S. along the W. line of said S.W. 1/4 1082 ft. to the N. line of Chicago Ave., thence S. along the N. line of Chicago Ave. 268 ft. thence N. 94 ft., thence W. 125 ft. thence N. 84 ft. thence W. 176 ft. to place of beginning.)  
Rec. 101989188 Date: 10/26/01

GLB, of land described as follows: Beginning at a pole 208 ft. S. of the N. W. corner of the S.E. 1/4 of the W. 1/2 of the S.W. 1/4 of Sec. 2 -35-12, thence S. along the W. line of said S.E. 1/4 1082.7 ft. to the N. line of Chicago Ave. thence S. 2681 ft. along the N. line of Chicago Ave. thence N. 541 ft. thence W. 125 ft. thence N. 541.7 ft. thence W. 174 ft. to pole of beginning.

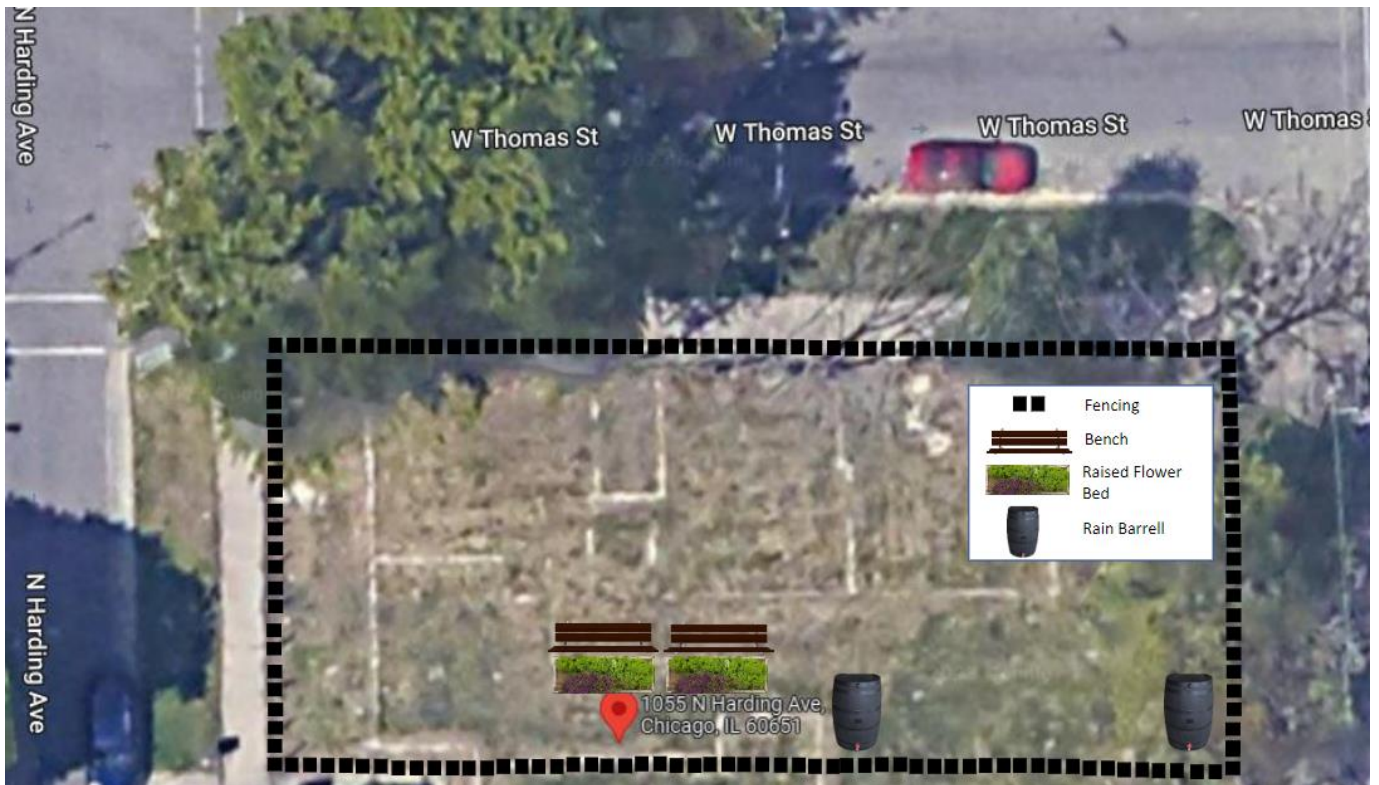
Rec. 5729:1981 Doc. 10:1676

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Journal of Internal Medicine 255: 105–112

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## DEVELOPMENT PLAN

### Community Garden





**CURRENT SITE PHOTO**



**COMMUNITY DEVELOPMENT COMMISSION – MAY 14<sup>TH</sup>, 2024**

**NEW BUSINESS – ITEM C**

**1055 N HARDING AVE**

**CHICAGO/CENTRAL PARK REDEVELOPMENT AREA**

**(WARD 37)**

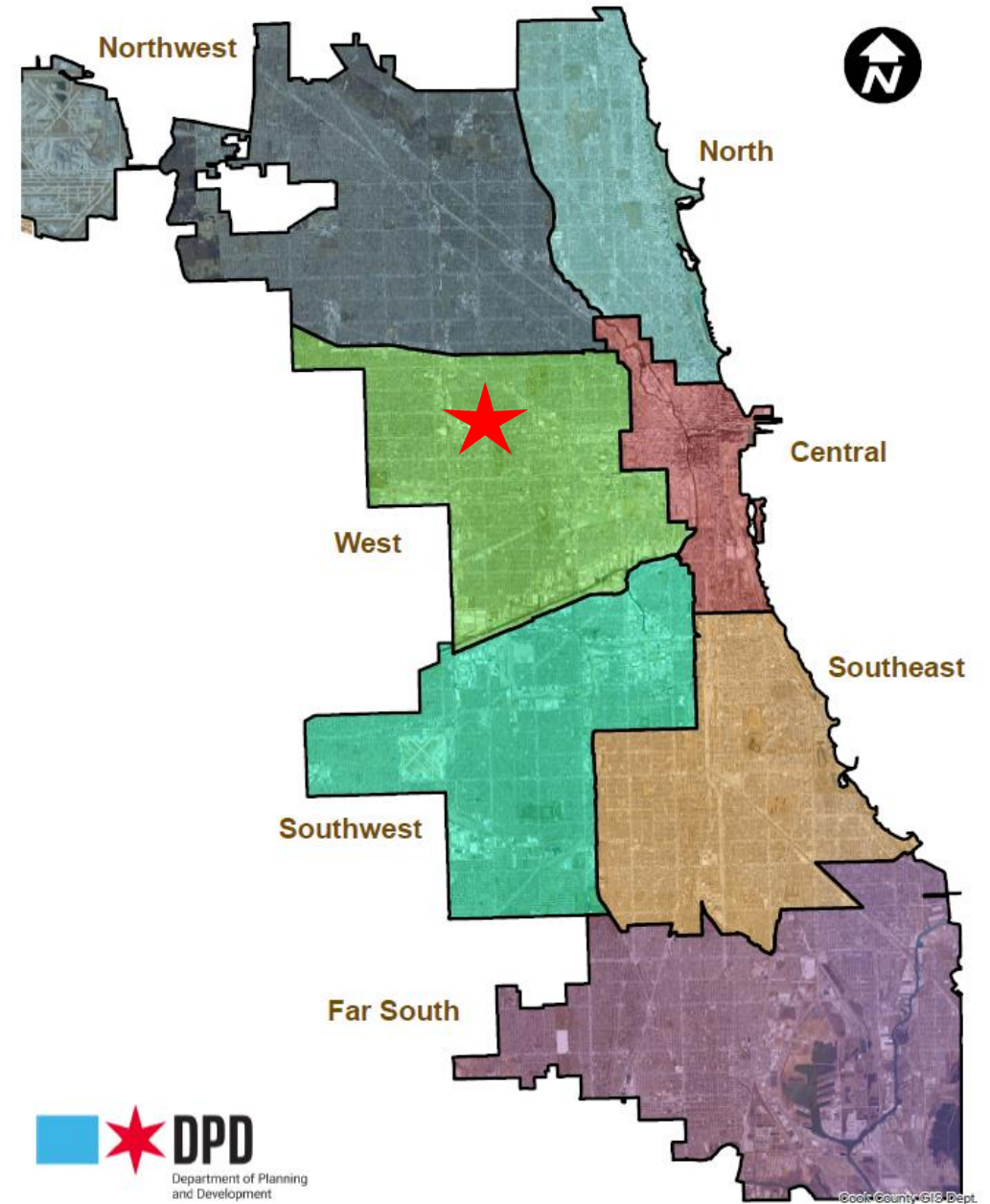
**MARKET RATE LAND DISPOSITION**

PRESENTED BY MEG GUSTAFSON

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

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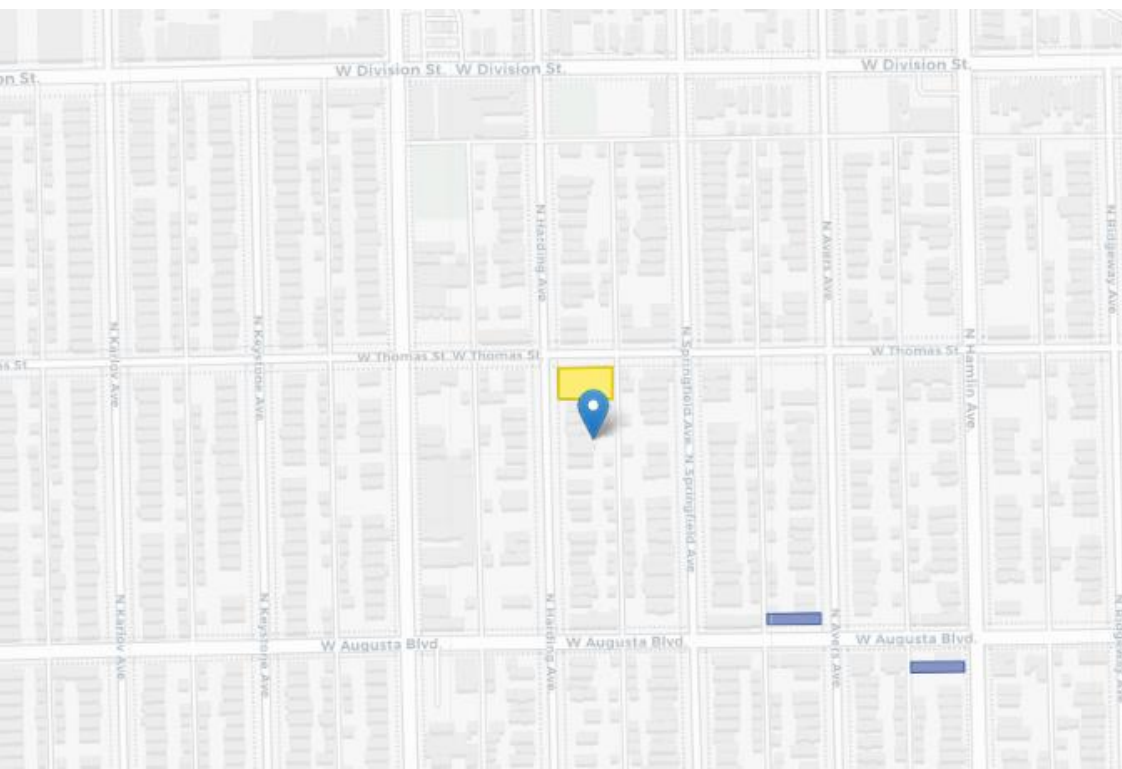
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REDEVELOPMENT AREA MAP





LOCATION MAP



ZONING MAP

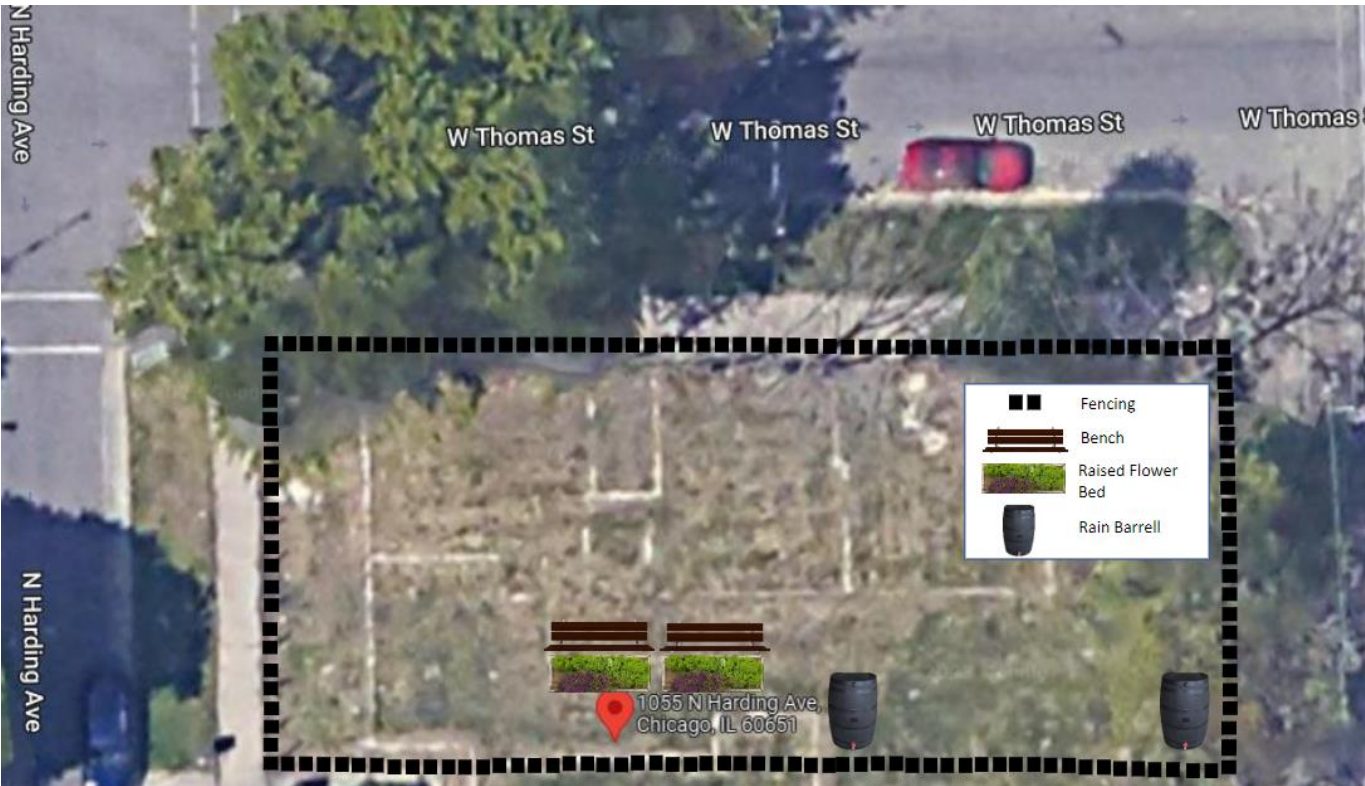




# SITE PHOTOS AND PLANS

Alees Edwards plans to fence the lot and add picnic tables, rain barrels, flower beds, and benches. She is trying to stem the crime in the area by creating a space for community gathering. She lives across the street at 1056 N. Harding.

She has secured funds from My Block My Hood and the Alderwoman’s office.



Cost Category	Amount	Additional Notes
Fencing	\$8,000.00	personal funds
2 Park Bench	\$0.00	Donated by My Block My Hood My City
2 Raised flower beds	\$400.00	Grant from alderman's office
2 Rain barrells	\$100.00	grant from alderman
2 picnic sets	\$400.00	grant from alderman
closing cost	\$400.00	
Property Acquisition Cost	\$3,998.00	
Total Project Costs	\$13,298.00	